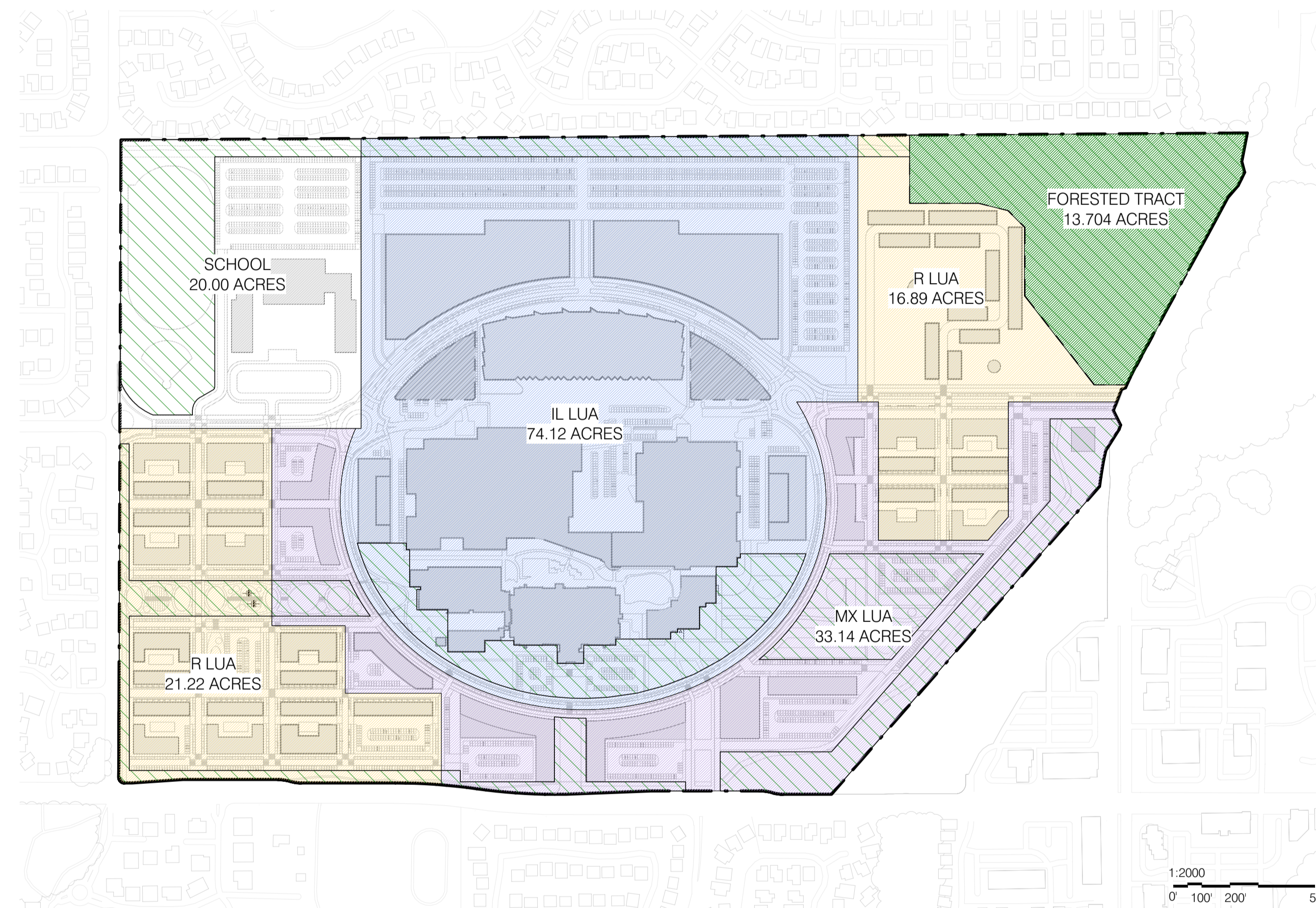
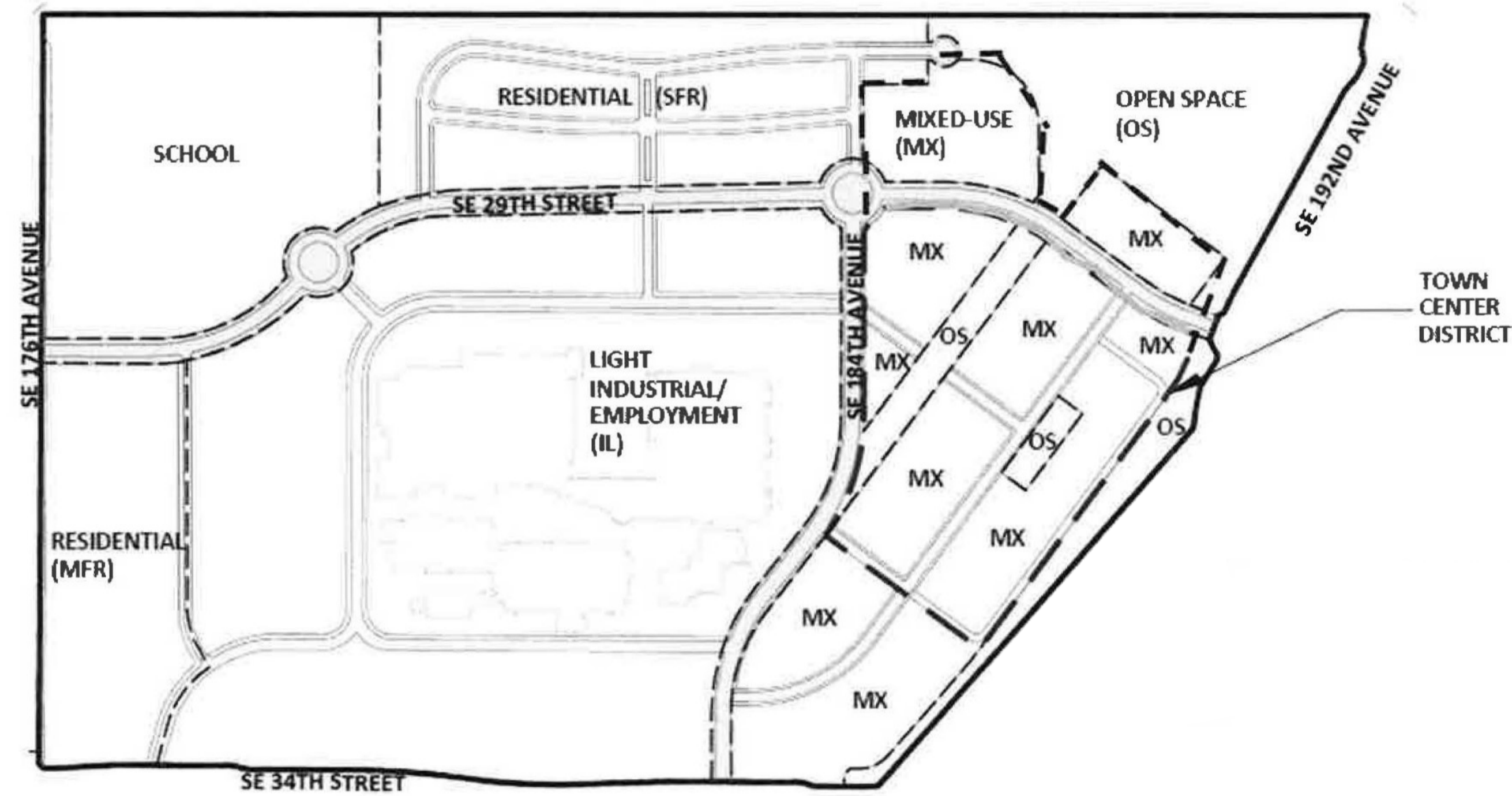


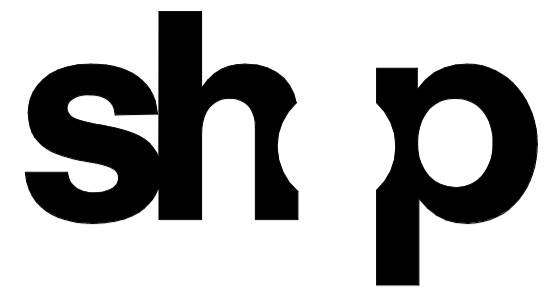
Master Plan Land Use Synopsis									
	Use	Area Description	Area (acres)	Land Allocation	Use Totals (acres)	% of Gross	% of Net		
Publicly Owned	ROW	ROW (29th Street & Road 'A')	10.5	5.9%	10.5	6%	0%		
	School	School	20.0	11.2%	20	11%	0%		
Subtotal Public					30.5				
Net Private					148.6				
Privately Owned	Open Space (OS)	Forested Tract	13.6	7.6%	19.1	11%	13%		
		Urban Plaza	0.6	0.3%					
		Promenade	2.1	1.2%					
		Linear Greenway	2.8	1.6%					
	Light Ind/Emp (LI)	VTC Complex (LI-1)	43.6	24.3%	67.2	38%	45%		
		Light Ind (LI-2)	9.0	5.0%					
		Flex/Office (LI-3)	14.6	8.2%					
	Res. (SFR) (MFR)	Single-Family (SFR-1)	18.2	10.2%	30.4	17%	20%		
		Multi-Family (MFR-1)	12.2	6.8%					
		Multi-Family (MX-1)	4	2.2%					
		Senior Living (MX-2)	2.1	1.2%					
	Mixed Use (MX)	Class A Office (MX-3)	3.7	2.1%	31.9	18%	21%		
MX/Retail (MX-4)		22.1	12.3%						
Totals		179.1	100%						

LAND USE LEGEND	
	LIGHT INDUSTRIAL (IL) - 74.13 ACRES (41.4%)
	RESIDENTIAL (R) - 38.12 ACRES (21.3%)
	MIXED-USE (MX) - 33.15 ACRES (18.5%)
	FORESTED TRACT - 13.704 ACRES (7.6%)
	SCHOOL - 20.00 ACRES (11.2%)
TOTAL - 179.10 ACRES	
	POTENTIAL OPEN SPACE



GENERAL NOTES:

- BUILDING FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE.
- OPEN SPACE BOUNDARIES ARE CONCEPTUAL. THE LOCATIONS AND SIZE OF EACH OPEN SPACE AREA WILL BE REFINED AT THE SITE DEVELOPMENT STAGE.

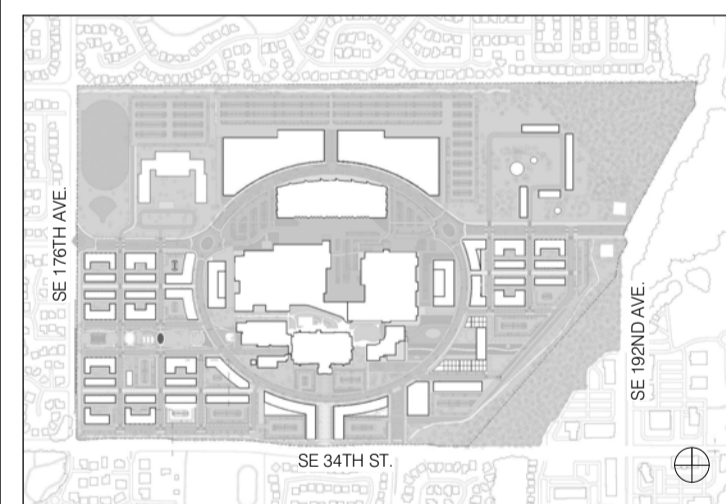


CLIENT	CLIENT
RABINA 505 FIFTH AVENUE, 27TH FLOOR NEW YORK, NY 10017 tel 212.680.4500	NEW BLUEPRINT PARTNERS 44 S. BROADWAY WHITE PLAINS, NY 10601
URBAN DESIGN + MASTERPLAN ARCHITECT SHOP ARCHITECTS 233 BROADWAY 11TH FLOOR NEW YORK, NY 10078 tel 212.889.9005	MASTERPLAN LOCAL ARCHITECT EL DORADO ARCHITECTS 1623 NW MARSHAL STREET PORTLAND, OR 97209 tel 971.266.8665
LANDSCAPE ARCHITECT SITEWORKSHOP 3800 WOODLAND PARK AVE. N. SUITE 200 SEATTLE, WA 98103 tel 206.285.3028	CIVIL ENGINEER KPF 111 SW 5TH AVENUE #2900 PORTLAND, OR 97204 tel 503.227.3251
TRAFFIC ENGINEER KITTELSON & ASSOCIATES 851 SW 6TH AVE., SUITE 600 PORTLAND, OR 97204 tel 850.879.5230	LAND USE CONSULTANT DOWL 720 SW WASHINGTON ST., SUITE 750 PORTLAND, OR 97205 tel 971.380.8641
ENERGY & WATER USE DISTRICT PLANNING PAE ENGINEERS 151 SW 1ST AVENUE PORTLAND, OR 97204 tel 503.226.2921	SUSTAINABILITY PAE ENGINEERS 151 SW 1ST AVENUE PORTLAND, OR 97204 tel 503.226.2921

VANCOUVER INNOVATION CENTER

URBAN DESIGN / MASTERPLAN

VANCOUVER, WA.



NO.	DATE	REVISION
3	8/25/2022	PRE-APPLICATION DESIGN PACKAGE

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

COPYRIGHT © 2022 SHoP ARCHITECTS PC. ALL RIGHTS RESERVED.

NOT FOR CONSTRUCTION

SHEET INFORMATION: ARCH D 24"x36"

DRAWING TITLE
MASTER PLAN - LAND USE COMPARISON

SEAL & SIGNATURE	DATE	08/11/2022
	PROJECT NO.	210917
	DRAWN BY	Author
	CHECKED BY	Checker

DRAWING NUMBER

005

ORIGINAL DA LAND USE PLAN

1 : 4000

2
005

PROPOSED LAND USE PLAN COMPARISON

1 : 4000

1
005